



# **COTTONWOOD HEIGHTS**

## **PLANNING COMMISSION STAFF REPORT**

**JULY 2, 2008**



## COTTONWOOD HEIGHTS PLANNING COMMISSION AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Regularly Scheduled Meeting** beginning at **7:00 p.m. on Wednesday, July 2, 2008**, in the Cottonwood Heights City Council Chamber located at 1265 East Fort Union Blvd., Suite 250 (work session) and Suite 300 (business meeting), Cottonwood Heights, Utah.

**5:45 p.m. WORK SESSION (suite 250)**

**7:00 p.m. BUSINESS MEETING (suite 300)**

**1.0 WELCOME/ACKNOWLEDGEMENTS – Chairman**

**2.0 CITIZEN COMMENTS**

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting)*

**3.0 PUBLIC HEARINGS**

**3.1** The Planning Commission will receive public comment on a request by Gary Harrison for the Canyon Raquet Club at 7350 South Wasatch Blvd.

**4.0 ACTION ITEMS**

There are no action items scheduled for the July 2, 2008 meeting.

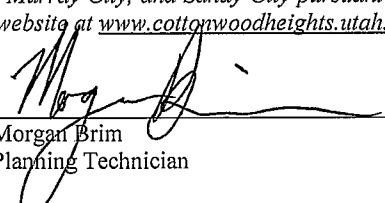
**5.0 DISCUSSION ITEMS**

There are no discussion items scheduled for the July 2, 2008 meeting.

**6.0 PLANNING DIRECTOR'S REPORT**

**6.1 ADJOURNMENT**

*On Friday, June 27, 2008, at 4:00 p.m. a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Planning Department. A copy was also faxed or emailed to the Salt Lake County Council, Holladay City, Midvale City, Murray City, and Sandy City pursuant to Section 10-9-103.5 of the Utah Code. The agenda was also posted on the city internet website at [www.cottonwoodheights.utah.gov](http://www.cottonwoodheights.utah.gov)*

  
Morgan Brim  
Planning Technician



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## Item 3.1 Public Hearing: Zone Change Request – 7350 South Wasatch Blvd. (Canyon Racquet Club)

File Name: 08-036 Wasatch Gates Rezone  
Application Received: May 28, 2008  
Meeting Date: July 2, 2008  
Public Hearing Date: July 2, 2008  
County parcel Number: 2225176007  
Location: 7350 S. Wasatch Blvd.  
Development Area: 10.89 Acres  
Request: Zone change from CR to MU  
Owner/Applicant: Wasatch Gates, LLC  
Agent: Gary Harrison  
Staff: Greg Platt, Planner

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### **Purpose of Staff Report**

The ordinances adopted by the city of Cottonwood Heights (the "City") require City staff to prepare a written report of findings concerning any zone change request application. This report provides preliminary information regarding the zoning of the above noted parcel of land. Further information will be provided at the Planning Commission meeting through public testimony and oral reports. For reference, the review process applicable to this application is available in the Zoning: CR (19.40), MU (19.36), Amendments and Rezoning (19.90), Sensitive Lands (19.72), Gateway Overlay District (19.49), and the Cottonwood Heights General Plan.

### **Pertinent Issues Regarding this Development Application**

#### **Applicant's Request**

The applicant is requesting a zone change for the Canyon Racquet Club property located at 7350 S. Wasatch Blvd. from CR or Regional Commercial to MU or Mixed Use. The general plan designation for the property is MU or Mixed Use.

#### **Neighborhood/Public Position on the Request**

At the time of the staff report, staff had not received any comment with regard to the requested zone change. A report will be given at the time of the meeting to further update the commission of any other concerns that may have been received. The public hearing was noticed as City code requires. A written notice was mailed to all property owners within 500 feet of the applicant's property at least 7 days prior to the public hearing.

## Staff Observations and Position on the Request

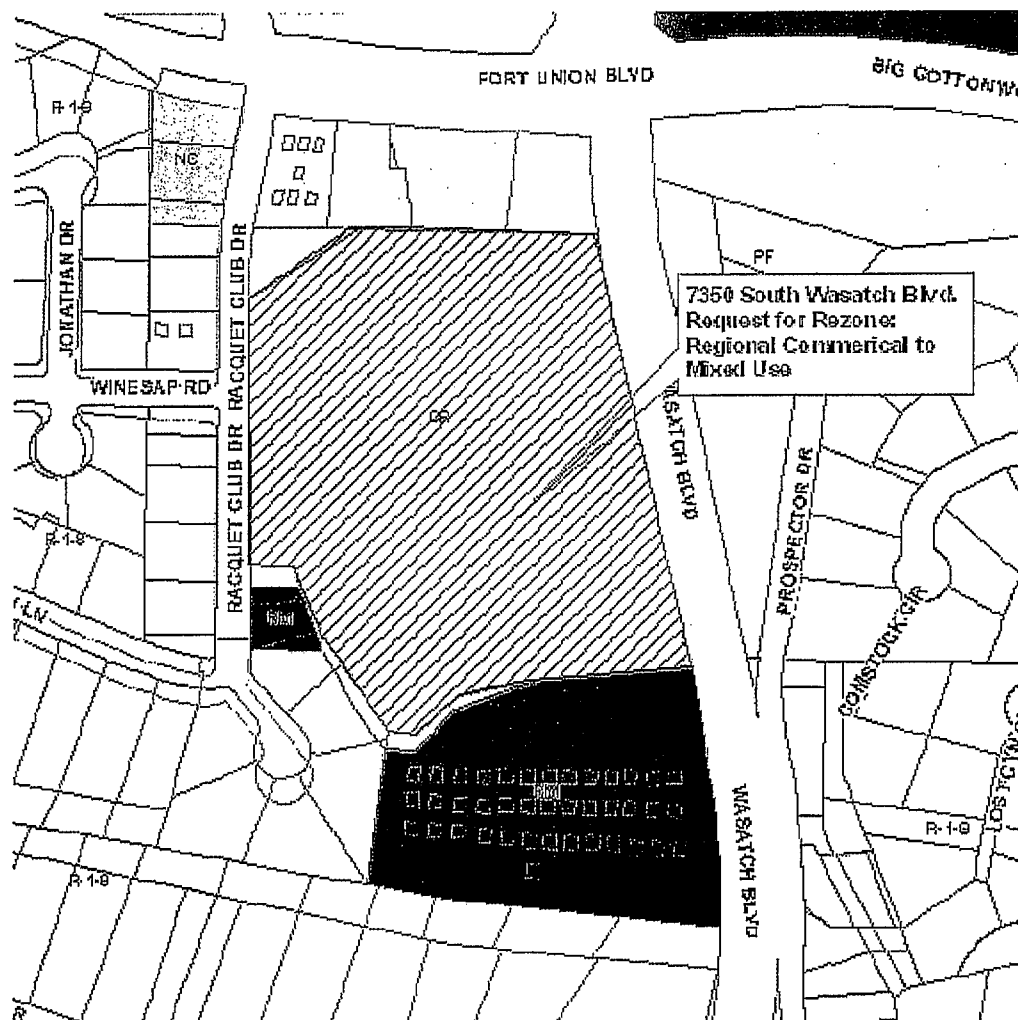
Staff has made the following observations:

### *Application*

The applicant has submitted a complete application and paid the applicable fees. Staff, in return, has shown reasonable diligence in processing the application.

### *Site Layout*

The property is located on the west side of Wasatch Blvd. just south of Ft. Union Blvd. The property is 10.89 acres and the west side of the property fronts on Racquet Club Drive.



### *Zoning*

The current zone for the property is CR or Regional Commercial. The request is to change the zone from CR to MU or Mixed Use. The CR zone is designed for retail and other commercial uses which attract business from both inside and outside the city. The MU zone is considered a land use of similar intensity, and a switch from CR to MU would be considered a lateral move, rather than a move to a more intense or less intense use. Whereas the Regional Commercial zone is designed for commercial uses only, the Mixed Use zone allows for commercial uses and additionally allows for residential uses. This Lot also falls under the Gateway and Sensitive Lands zones, and any future use would fall under those regulations.

### *General Plan*

The general plan designation for the subject property is MU or Mixed Use. Under the MU land use designation, an applicant would be able to apply for the MU, NC or RO zones. Currently, the zoning of the property as Regional Commercial does not coincide with the General Plan designation of Mixed Use. The current zoning on the property predates the creation of the city's General Plan. The rezoning of the property to Mixed Use would bring the zoning in line with the General Plan.

### *Potential Future Uses*

It is staff's understanding at the time of the staff report that the applicant wishes to build two hotels on the east side of the property, each occupying approximately 2.5 acres, and two additional buildings totaling 8,300 square feet for retail, possibly as restaurants. Additionally, the conceptual plan shows 25 single family homes on approximately 4.5 acres. A copy of their conceptual development plan is attached. At such time as an application is made for such uses, the applicant will be required to apply for a conditional use permit, primarily due to the sizes of the buildings involved in their proposal. As this property is located in the Gateway zone, any application for future use will be subject the review of the ARC. The lot also falls in the Sensitive Lands overlay zone and will be subject to the requirements of that chapter of the Land Use Ordinance. A fault line running through the property will create restrictions regarding where buildings may be located on the property.

## **Standards of Review for the Application**

Based on statute (either state and/or municipal) the following standards apply when reviewing conditional uses in the city of Cottonwood Heights:

Zoning – MU: Chapter 19.36

Zoning – CR: Chapter 19.40

Zoning—Gateway: Chapter 19.49

Zoning—Sensitive Lands: Chapter 19.72

Amendments and Rezoning: Chapter 19.90

Cottonwood Heights General Plan Land Use Map

### **Staff Contact:**

Greg Platt     Planner  
Telephone:    545-4167  
Fax:            545-4150  
Cell:            502-5004  
E-mail          gplatt@cottonwoodheights.utah.gov

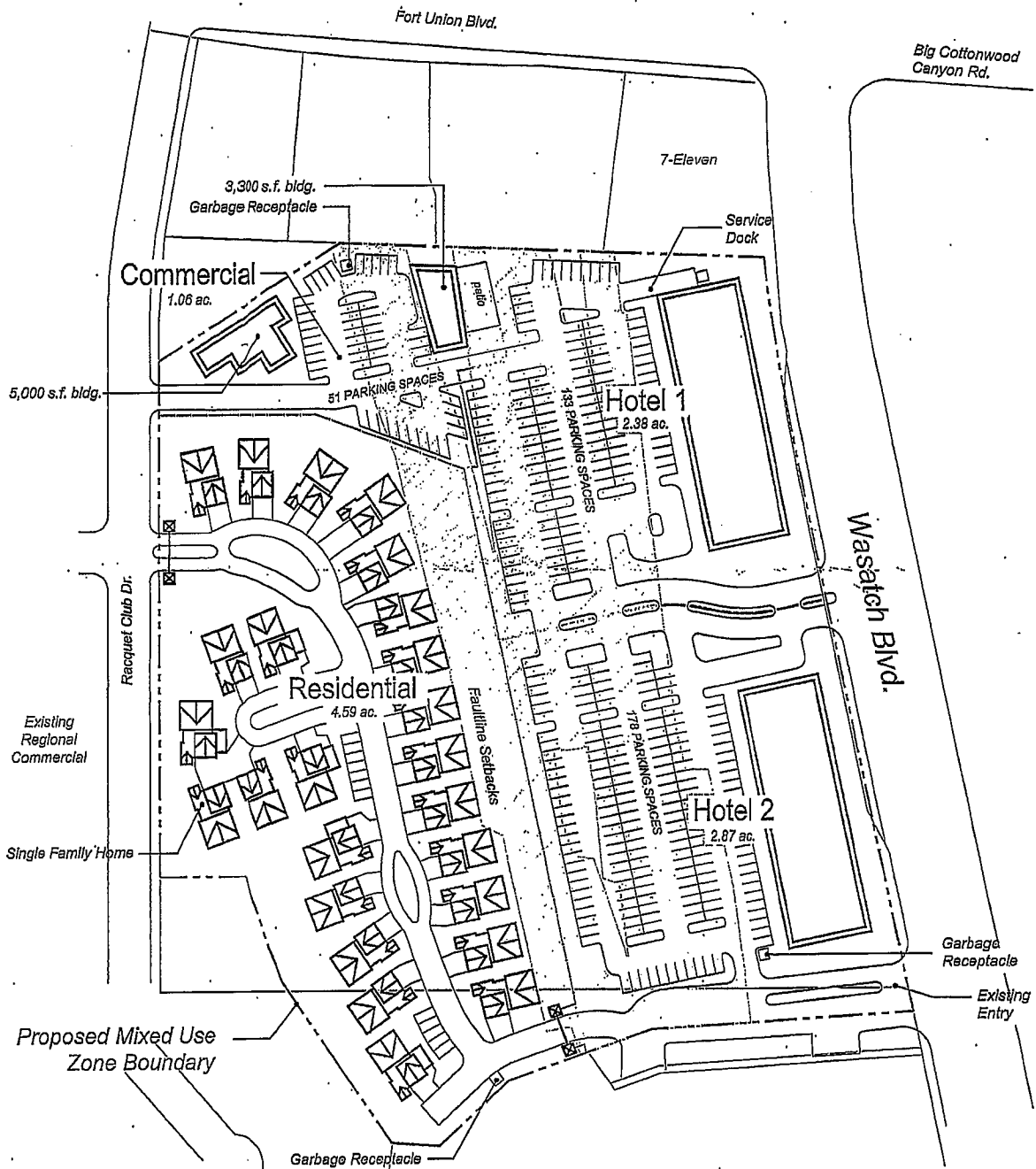
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**List of Attachments:**

1. Conceptual Development Plan of Wasatch Gates
2. Notice Sent to Property Owners within 500'

Residential	4.59 ac.
Hotel	5.25 ac.
Commercial	1.06 ac.
<b>Total</b>	<b>10.90 ac.</b>

Residential Units: 24 d.u./4.59 ac. = 5.2 d.u./ac.  
362 Parking Spaces



May 23, 2008  
Scale: 1" = 100'



# Conceptual Development Plan Wasatch Gates

Cottonwood Heights, Utah

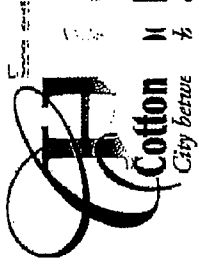


COTTONWOOD HEIGHTS  
NOTICE OF PUBLIC HEARING  
ON A PROPOSED ZONE CHANGE

Notice is hereby given that Cottonwood Heights will hold a public hearing before the Planning Commission on July 2, 2008, to receive public comment on a request by Gary Harrison to rezone property located at 7350 South Wasatch Blvd., Cottonwood Heights, Utah, from CR (Regional Commercial) to MU (Mixed Use).

The hearing will be held at Cottonwood Heights City Offices, 1265 East Fort Union Blvd., Suite 300, at 7:00 p.m. or as soon thereafter as the matter can be heard. Inquiries should be directed to Michael Black at 545-4154.

Attest: Linda Dunlavy  
City Recorder



## Notice of Public Hearing

Request of Rezone:  
Regional Commercial to Mixed Use  
7350 South Wasatch Blvd.

	RR-1-43		RR-1-21
	CR		RR-1-29
	NC		F-20
	ORD		
	RO		
	PF		
	RM		
	R-1-43		
	R-1-8		
	R-1-6		
	R-1-10		
	R-1-15		
	R-2-8		
	F-1-21		
	F-1-43		
	F-20		

City of Cottonwood Heights  
Planning Department  
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Published:  
June 18, 2008

